

RESOLUTION NO. 12-06

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING SAINT LEO UNIVERSITY INC. SOCCER/LACROSSE FIELDS AND
PARKING GARAGE SITE PLAN/VARIANCE REVIEW-SPR/VAR #11-F-
MODIFICATION #1 WITH CONDITIONS.

WHEREAS, a general site plan review and variance application (SPR/VAR #11-F) was submitted by Saint Leo University, Inc. (Applicant) to approve a new soccer/lacrosse fields and parking garage for Saint Leo University pursuant to the LDC Article X, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and Article IX. Variances, and

WHEREAS, a public hearing was advertised and held on October 10, 2011, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the town staff and evidence presented at the public hearing, and

WHEREAS, on October 10, 2011, the Town Commission approved SPR/VAR#11-F with conditions, and

WHEREAS, a site plan modification review application (SPR/VAR #11-F-Modification #1) was submitted by Saint Leo University, Inc. (Applicant) to approve a modification to the previously approved soccer/lacrosse fields and parking garage site plan for Saint Leo University pursuant to the LDC Article X, Development Review Procedures And Development Standards For General Site Plans.

WHEREAS, a public meeting was advertised and held on December 12, 2011, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the town staff and evidence presented at the public meeting, and

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. REQUEST

On October 10, 2011, the Town Commission approved a site plan for development of new soccer/lacrosse fields on top of a two-level parking garage (553 parking spaces/179,221 square feet) and two stormwater ponds. In addition, the following wetland buffer setback variances were approved:

1. To permit a parking garage setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. Within the 196 feet, at its closest point, there will be an approximate six (6) to ten (10) foot parking garage setback from the Environmentally Sensitive Land boundary for a distance of approximately 170 linear feet. It is noted that for approximately another 319 linear feet, the parking garage setback is greater than twenty-five (25) feet.

The buffer encroachment represents 38 percent of the parking garage frontage along the wetland.

2. To permit a stormwater pond (top of bank) setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for its entire length (a straight line of approximately 255 linear feet). At its closest point, there will be an approximate two (2) foot stormwater pond setback from the Environmentally Sensitive Land boundary. It is noted that the stormwater pond setback ranges from two (2) feet to thirteen (13) feet. SWFWMD requires that an average twenty-five (25) foot buffer be provided with a minimum setback of fifteen (15) feet. Stormwater ponds are not exempt from this SWFWMD rule.

The pond frontage relative to the entire wetland area frontage (515 feet) paralleling the project is 49.5 percent.

Since the October 10, 2011 meeting, the University has submitted an application for a site plan modification. The revised plan increases the parking from 553 spaces to 714 spaces, which equates to an increase of 29 percent. The additional parking spaces are accommodated by expanding the parking garage to the west; however, there is no increase in the parking garage footprint along the north, south or east sides.

SECTION B. FINDINGS AND CONCLUSIONS

Based on the facts and analysis presented in the Town Planner's report (Exhibit A), and the Applicant's application, justification and submittal documents (Exhibit B), approval of the site plan modification is warranted.

SECTION C. TOWN COMMISSION DECISION

The Commission has determined that the site plan modification results in no change to the previous site plan/variance and tree removal approvals, has no additional impact on the adjacent wetland/forested area. The Commission hereby APPROVES SPR/VAR #11-F-Modification#1 subject to the following conditions:

1. This approval is subject to approval of a Tree Removal Permit and any related conditions of that approval.
2. This approval is subject to the conditions of approval for Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
3. The Applicant shall submit a revised PUD #10-A, Minor Modification #1, PUD Sheet #2 (Data tables) reflecting any changes to existing and proposed building square footage, parking and impervious surface area for the project and update campus totals to the Town Clerk by December 30, 2011 or as part of any PUD modification submitted prior to that date.
4. This approval is subject to approval by SWFWMD for the modification, and the Applicant shall submit to the Town Clerk a copy of the SWFWMD permit approval related to this project. No construction shall begin until the approved SWFWMD permit for the modification is received.
5. Construction activities in the wetland and wetland buffer area, except as approved by SWFWMD, are prohibited. Prior to the start of regrading and/or filling, silt fences or other appropriate fencing/barrier shall be installed along the project boundaries and around any adjacent protected trees that are to remain. These barriers shall remain in place during construction (site grading) and until grass sodding, seeding and/or landscaping is put in place along the slopes to control stormwater run-off and erosion.

6. The Applicant shall submit a detailed landscape buffer planting plan by February 29, 2012 to the Town Planning Consultant for review/approval.
7. Upon completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer (including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.
8. The portion of the jurisdictional wetland not previously dedicated as open space, shall be dedicated as permanent open space or preserved via a conservation easement. Such dedication or easement shall be approved by the Town Commission and recorded prior to final inspection approval.
9. No final inspection approval will be issued by the Town until all the above conditions are met.
10. One (1) year after the completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer plantings (including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.
11. The four light poles proposed to be located along each of the east and west sides of the new soccer/lacrosse fields as shown on SP-015, East Elevation drawing are approved as part of this modification approval. These lights shall not exceed 75 feet in height as measured from the finished grade of the soccer/lacrosse field. The applicant shall submit within 45 days a revised SP-015 showing the location and height of each of the poles.
12. The scoreboard shown on Appendix A- SP-015, North Elevation drawing is approved as part of this modification approval. The scoreboard shall not exceed 20 feet in height as measured from the finished grade of the soccer/lacrosse field. The applicant shall submit within 45 days a revised SP-015 showing the location and height of the scoreboard.

SECTION D. EXHIBIT A

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: Town Planner's Report with Appendix.

SECTION E. TOWN COMMISSION MOTION


The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner


DULY PASSED AND ADOPTED this 12th day of December, 2011. This approval is valid for one (1) year from the date of approval, unless a construction permit has been issued prior to the expiration date.

ATTEST:

Joan Miller, MMC, Town Clerk

Handwritten signature of Joan Miller in cursive script, written over a horizontal line.Handwritten signature of William E. Hamilton in cursive script, written over a horizontal line.
William E. Hamilton, Mayor

Approved as to form by:

Handwritten signature of Patricia Petruff in cursive script, written over a horizontal line.
Patricia Petruff, Esquire, Town Attorney



Town of St. Leo

**SITE PLAN (SPR)/VARIANCE (VAR) REVIEW STAFF REPORT
(SPR/VAR#11-F-MODIFICATION #1): Saint Leo University Soccer/Lacrosse Field and
Parking Garage
Town Commission Meeting December 12, 2011**

Property Owner: Saint Leo University Inc.

Applicant: Same

Representative: Frank Mezzanini

Request: Approve a modification to a previously approved site plan for the Soccer/Lacrosse Fields and Parking Garage project

Location/Legal Description: South central quadrant of the Saint Leo University East Campus (See Appendix A- Plan Sheet SP-014 for legal description)

Property Appraiser Folio: 01-25-20-0000-03000-0000

Land Use Designation: Institutional

Zoning: Institutional

Site Plan Review Application Overview

On October 10, 2011, the Town Commission approved a site plan for development of new soccer/lacrosse fields on top of a two-level parking garage (553 parking spaces/179,221 square feet) and two stormwater ponds. In addition, the following wetland buffer setback variances were approved:

1. To permit a parking garage setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. Within the 196 feet, at its closest point, there will be an approximate six (6) to ten (10) foot parking garage setback from the Environmentally Sensitive Land boundary for a distance of approximately 170 linear feet. It is noted that for approximately another 319 linear feet, the parking garage setback is greater than twenty-five (25) feet.

The buffer encroachment represents 38 percent of the parking garage frontage along the wetland.

2. To permit a stormwater pond (top of bank) setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for its entire length (a straight line of approximately 255 linear feet). At its closest point, there will be an approximate two (2) foot stormwater pond setback from the Environmentally Sensitive Land boundary. It is noted that the stormwater pond setback ranges from two (2) feet to thirteen (13) feet. SWFWMD requires that an average twenty-five (25) foot buffer be provided with a minimum setback of fifteen (15) feet. Stormwater ponds are not exempt from this SWFWMD rule.

The pond frontage relative to the entire wetland area frontage (515 feet) paralleling the project is 49.5 percent.

Since the October 10, 2011 meeting, the University has submitted an application for a modification to the previously approved site plan (Appendix A-SP-014). The revised plan increases the parking from 553 spaces to 714 spaces, an increase of 29 percent. The additional parking spaces are accommodated by expanding the parking garage to the west; however, there is no increase in the parking garage footprint along the north, south or east sides, or changes to the height of the garage. The Town Clerk has also received the SWFWMD permit approval for the original site plan.

The Applicant has provided a landscape plan, which exceeds the Vehicular Use Area Landscaping requirements utilizing new and existing trees, including landscaping along the stormwater pond (Appendix A- SP-014).

As noted in the original site plan review report, the existing soccer field is lighted and night lighting has been proposed for this facility. Four lights are proposed to be located along each of the east and west sides of the new soccer/lacrosse fields and will be designed with lights oriented in a downward position. According to the Applicant, a separate application will be filed for the lighting as final lighting plans have not been completed. The maximum permitted height in the Institutional zoning district (IL) is 50 feet; however, increased height can be permitted as follows:

- Building height may be increased one (1) foot for every two (2) feet of additional building setback on all sides, up to a maximum height of seventy-five (75) feet in the IL district.

The modification application shows a scoreboard located on the wall of the northeast stairwell tower (Appendix A- SP-015, North Elevation drawing). The scoreboard will be submitted as a separate sign permit application. It is noted that a proposed amendment to the LDC limits the height of a scoreboard to twenty (20) feet as measure from finish grade to the top of the scoreboard.

Site Plan Modification Review Analysis

As noted previously, the revised plan increases the parking from 553 spaces to 714 spaces, an increase of 29 percent. The additional parking spaces are accommodated by expanding the parking garage to the west; however, there is no increase in the parking garage footprint along the north, east or south. The revised site plan does not change the original site plan/variance or the tree removal (TRP#11-B) approvals.

Town Commission Alternatives

The Town Commission has at least one decision-making alternative:

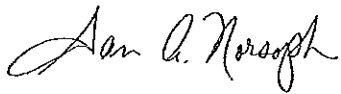
Alternative #1: The Commission has determined that the site plan modification results in no change to the previous site plan/variance and tree removal approvals, has no additional impact on the adjacent wetland/forested area. The Commission hereby, APPROVES SPR/VAR #11-F (Modification#1) subject to the following conditions:

1. This approval is subject to approval of a Tree Removal Permit and any related conditions of that approval.
2. This approval is subject to the conditions of approval for Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
3. The Applicant shall submit a revised PUD #10-A, Minor Modification #1, PUD Sheet #2 (Data tables) reflecting any changes to existing and proposed building square footage, parking and impervious surface area for the project and update campus totals to the Town Clerk by December 30, 2011 or as part of any PUD modification submitted prior to that date.
4. This approval is subject to approval by SWFWMD for the modification, and the Applicant shall submit to the Town Clerk a copy of the SWFWMD permit approval related to this project. No construction shall begin until the approved SWFWMD permit for the modification is received.
5. Construction activities in the wetland and wetland buffer area, except as approved by SWFWMD, are prohibited. Prior to the start of regrading and/or filling, silt fences or other appropriate fencing/barrier shall be installed along the project boundaries and around any adjacent protected trees that are to remain. These barriers shall remain in place during construction (site grading) and until grass sodding, seeding and/or landscaping is put in place along the slopes to control stormwater run-off and erosion.
6. The Applicant shall submit a detailed landscape buffer planting plan by February 29, 2012 to the Town Planning Consultant for review/approval.
7. Upon completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer (including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.
8. The portion of the jurisdictional wetland not previously dedicated as open space, shall be dedicated as permanent open space or preserved via a conservation easement. Such dedication or easement shall be approved by the Town Commission and recorded prior to final inspection approval.
9. No final inspection approval will be issued by the Town until all the above conditions are met.
10. One (1) year after the completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer plantings (including existing trees utilized for the tree credit) for compliance. The Applicant shall be

required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.

11. The four light poles proposed to be located along each of the east and west sides of the new soccer/lacrosse fields, as shown on Appendix A-SP-015, East Elevation drawing are not approved as part of this modification approval.
12. The scoreboard shown on Appendix A- SP-015, North Elevation drawing is not approved as part of this modification approval.

This report has been prepared by:



Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

APPENDIX A
Modification Application Submittal Documents with
Site Plans and Cross Sections



**APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION
Saint Leo University New Soccer/Lacrosse Field**

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. General Site Plan review is typically a staff review. However, if a variance to the LDC is required, then a variance public hearing will be scheduled. It is necessary for the applicant or the applicant's representative to be present at the public hearing meeting. No revisions to the General Site Plan application will be processed later than 14 days prior to the scheduled Town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

Note: it is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

Applicant (Title Holder(s)) Saint Leo University
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211
Representative (Owner Authorization Affidavit is required) Frank Mezzanini, V.P. of Finance
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211
Architect/Engineer Lunz Prebor Fowler Architects
Address 58 Lake Morton Drive Zip 33801-5344 Phone 863.682.1882
When Property Title Obtained 1889
Property Legal Description Refer to accompanying site plan drawing.
PIN Number(s) [County] 01-25-20-0000-03000-0000 (Pasco County)
General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574
Zoning Institutional Land

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). One copy of the application, narrative and proposed general site plans/building elevations is to be submitted for a determination of application sufficiency with General Site Plan review submittal requirements pursuant to the LDC (see attached). Upon a determination of completeness, two sets the application and proposed general site plans/building elevations are to be submitted. Please note: If trees are proposed to be removed, then a tree survey for all trees over 3" d.b.h. on site may be required if deemed applicable by staff.

FEE: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant and other Town of Leo staff review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, site inspection, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant, attending any meetings with the applicant and attending public hearings. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Signature _____ Title Holder(s)/Owner(s) _____

REQUEST: (Explain proposal in detail); use additional sheets if necessary

Saint Leo University
New Soccer/Lacrosse Field
Application for General Site Plan Review
By the St. Leo Town Commission
9.19.11
Revised 11.16.11

Project Overview:

This project consists of a new Soccer/Lacrosse field placed on top of a new two level parking garage. The garage is to be set into the grade and due to the sloping terrain, the east side will be open to the wetlands and much of the north and south ends will be open for light and ventilation. The west side will be against earth.

The project is related to the new student housing project as it will provide 234 spaces for the new beds as well as an additional 480 spaces to relieve current tight parking on campus for a total of 714 spaces.

To make the most effective use of available land, the university elected to place the new garage under their existing soccer field, thereby conserving open space for the campus.

The stair towers, as access points to the garage, will carry the same Spanish Mission architecture as found with the previous newer buildings. The garage itself, being set into the ground being minimally visible, and with the largest exposure facing the wetlands, will be that of a standard unadorned precast garage. This project will not be visible from S.R. 52 or from any of the adjoining residential properties.

The project does not impact any of the existing public vehicular roads of the Town.

The east edge of the garage extends within the setback distance to the wetlands boundary line and encompassing the sloped area from the existing playing field point to the wetlands. That area does contain trees that are protected pursuant to Town ordinance so under separate cover we will submit a Tree Removal Permit application.

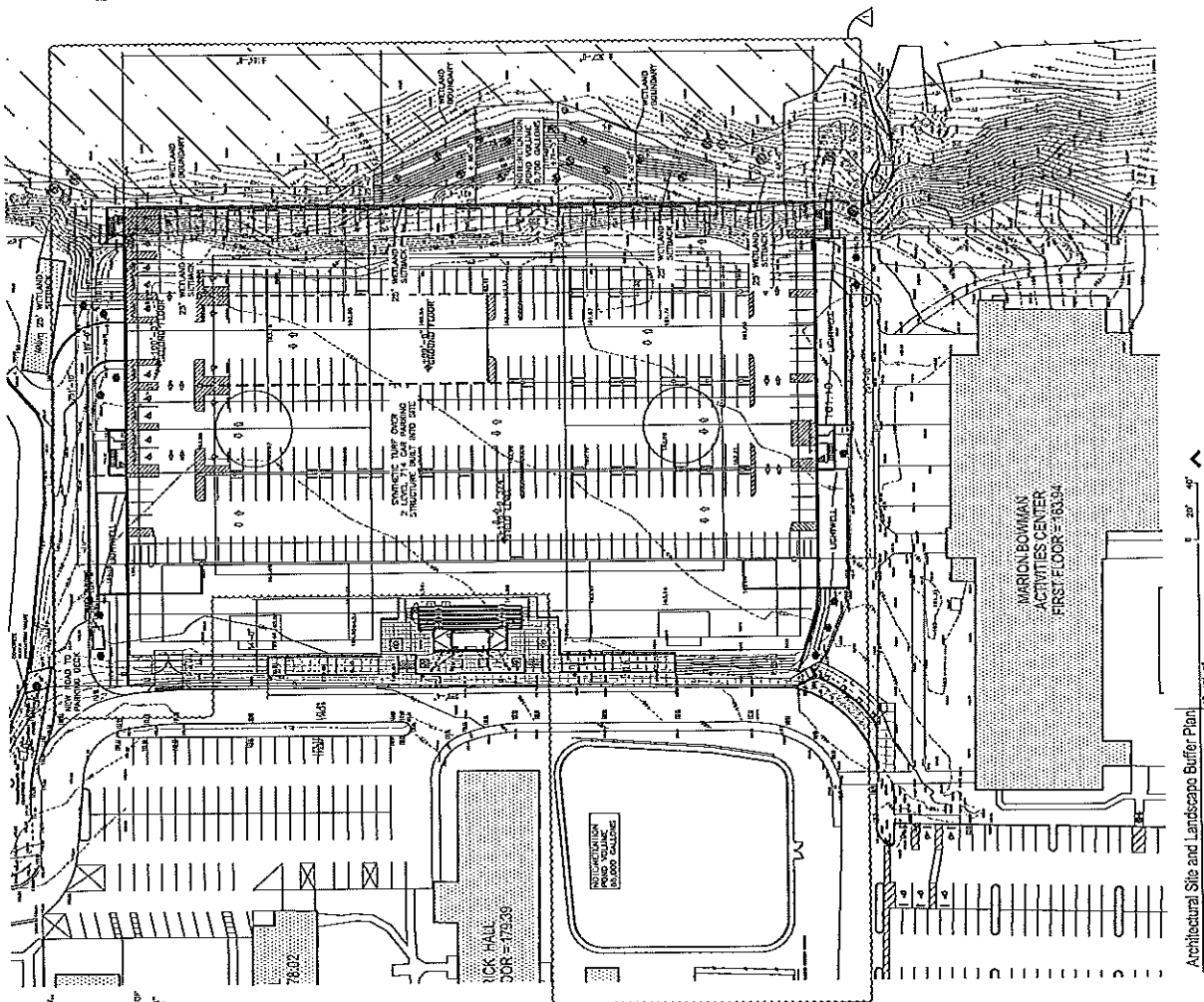
This project does require SWFWMD permitting which we have received.

This project also includes a small accompanying press box/concession/stadium building located on the west side of the soccer lacrosse field. It is simply a small functionally supporting building to the athletic field. Its architecture will also be Spanish Mission blending with the campus.

It will have no impact to the existing public vehicular roads of the town.

The SWFWMD permit submittal for the parking garage includes this building.

Please refer to SP-014 and SP-015 for additional information including site plan, which includes the topography survey, legal description, and building elevations.



Architectural Site and Landscape Buffer Plans

EGAL DESCRIPTION - PARCEL 2 (East Side)

[illegible]

BUILDING DATA

PARKING GARAGE 256,330 SQ. FT.

NOTE

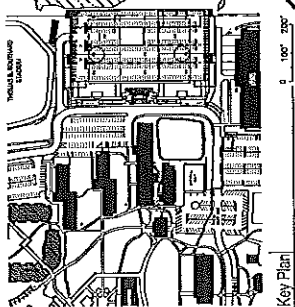
1. NORTH LANDSCAPE BUFFER
TREES REQUIRED= 7
CREDIT= 1
TREES PROVIDED= 4
2. EAST LANDSCAPE BUFFER
TREES REQUIRED= 10
CREDIT= 5
TREES PROVIDED= 13
3. SOUTH LANDSCAPE BUFFER
TREES REQUIRED= 7
CREDIT= 1
TREES PROVIDED= 6

4. ALL NEW CYPRESS AND OAK TREES PLANTED FOR LANDSCAPE BUFFER ARE TO BE A MINIMUM OF 3" DBH, 10' IN HEIGHT AND FLORIDA #1

TREE LEGEND

TREE SIZES NOTED ON MAP

- [illegible]



Key Plan

